8298061/2023/ACCOM -GAD01

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

G.A.(Accom.)Department – Providing private leased residential accommodation to AIS Officers - Dr. Nidhi Meena, IAS, Director, Mid Day Meal & School Sanitation Department, Vijayawada - Approval of renewal lease agreement for a period of (11) months i.e., from 10-9-2023 to 9-8-2024 with the Flat owner concerned and also sanction of rent for the period of two (2) months i.e., from 1-9-2023 to 31-10-2023 - Orders - Issued.

GENERAL ADMINISTRATION (ACOMM.) DEPARTMENT

G.O.Rt.No.2203 Dated:09-11-2023.

Read the following:

1. G.O.Rt.No. 2489, G.A. (Accom.) Dept., dated:21-11-2022.
2. U.O. Note.No.GAD-42022/1/2018-CLAIMS-C-1, dated: 01-06-2018.
3. U.O.Note.Fin01-FMUOMISC/560/2020-FMU.GAD.I Dt.31.7.2021.
4. From Dr. Nidhi Meena, IAS, Director, Mid Day Meal & School Sanitation Department, Vijayawada, Dated:Nil.

***

O R D E R:-

In the reference 1st read above, Government have approved the lease agreement for the period of (11) months i.e., from 10-10-2022 to 9-9-2023 @ monthly rent of Rs.40,000/- (Rupees Forty thousand only) with the Flat Owner of Sri Borra Shanmukha Subramanyam, S/o Srinivas Rao for the premises of Flat No.1306, Everest Block, Mid Valley City, NH-16 bypass road, Atmakuru Village, Mangalagiri(M), Guntur District for the residence of Dr. Nidhi Meena, IAS, Director, Mid Day Meal & School Sanitation Department, Vijayawada on lease rental basis. As per instructions issued in the reference 2nd read above, for processing of bills in CFMS system, it is required to issue sanction orders for every month.

2. In the reference 3rd read above, the Finance Department have issued instructions to G.A (Accom.) Department for scrutinizing accommodation proposals of AIS ofcers and to issue orders if they fall within the stipulations of orders issued vide G.O.Rt.No.2465, G.A (SC-A) Dept., Dated:12-8-2015.

3. In the reference 4th read above, Dr. Nidhi Meena, IAS, Director, Mid Day Meal & School Sanitation Department, Vijayawada has requested to approve the renewal of lease agreement with the Flat Owner i.e., Sri Borra Shanmukha Subramanyam for providing accommodation at Flat No.1306, Everest Block, Mid Valley City, NH-16 bypass road, Atmakuru Village, Mangalagiri(M), Guntur District for further period of (11) months i.e., from 10-9-2023 to 9-8-2024 @ monthly rent of Rs.40,000/- (Rupees Forty Thousand only).

4. After careful examination of the matter, Government hereby approve and renew the lease agreement for a period of (11) months i.e., from 10-9-2023 to 9-8-2024 @ monthly rent of Rs.40,000/- (Rupees Forty Thousand only) with the Flat Owner i.e., Sri Borra Shanmukha Subramanyam for providing leased accommodation to the MoS Dr. Nidhi Meena, IAS, Director, Mid Day Meal & School Sanitation Department, Vijayawada at Flat No.1306, Everest Block, Mid Valley City, NH-16 bypass road, Atmakuru Village, Mangalagiri(M), Guntur District and also sanction of rent for an amount of Rs.80,000/- (Rupees eighty thousands only) @ Rs.40,000/- per month for the period of two (2) months i.e., from 1-9-2023 to 31-10-2023 to the Flat Owner. The MoS shall submit the Certificate of Non-drawal of HRA for the said lease period i.e., from 10-9-2023 to 9-8-2024.

5. The Drawing and Disbursing Officer, General Administration Department shall draw and disburse the amount sanctioned at para (4) above to the account of the Flat Owner Sri Borra shanmukha subramanyam S/o Srinivas Rao **A/cNo.50200048877349**, HDFC Bank, Hyderabad, IFSC Code:HDFC0004343, Aadhar No.6503 0387 3335, PAN No.BNGPB2387D.

6. Dr. Nidhi Meena, IAS, Director, Mid Day Meal & School Sanitation Department, Vijayawada shall remit back HRA from 1-9-2023 to 31-10-2023, if drawn.

7. The expenditure shall be debited to the Head of Account "2052-00- 090-00-05-140-141".

(P.T.O)

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8. This order is issued as per the instructions issued by Finance (FMUGAD-I) Department vide their U.O.Note No.FIN01-FMU0MISC/560/2020-FMU-GAD.I, Dt:31.7.2021.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K PRAVEEN KUMAR
SPL. CHIEF SECRETARY TO GOVERNMENT (GPM & AR)

To
Dr. Nidhi Meena, IAS, Director, Mid Day Meal & School Sanitation Department, Vijayawada.
The G.A (Claims.C) Department, A.P. Secretariat, Velagapudi
The Pay and Accounts Officer, A.P, Ibrahimpatnam, Vijayawada.
The Deputy Pay and Accounts Officer, A.P. Secretariat, Velagapudi.
Copy to:
The Lessor i.e., Flat Owner Sri Borra shanmukha subramanyam, S/o Srinivas Rao, Villa No.72, Ashoka Ala Maison, Dullapalli, Kompally, Hyderabad.
The P.S. to Spl. Chief Secretary to Government (GPM & AR)
SF/SC (1894321).

9/11/2023

//FORWARDED::BY ORDER//

SECTION OFFICER

8298061/2023/ACCOM -GAD01

APPLICATION FOR EXTENSION OF LEASED ACCOMMODATION TO THE OFFICER

To
The Special Chief Secretary to Government,
General administration (Accommodation) Dept.,
AP Secretariat.

Spl. Chief Secretary (GAD & AR) Genl. Admn. Dept. A.P. Secty
1697
01 NOV 2023

Sir,

I am working as Director, Mid Day Meal & School Sanitation, NTR District, since 14th of October 2022. The Government agreed and approved the lease of accommodation from 10-10-2022 to 09-09-2023.

I further submit that, the LESSOR has given written consent and agreed to give on lease and the LESSEE has agreed to take on lease for 11 more months, the **SCHEDULED PREMISES** for a **further period of eleven months from 10th September 2023 to 9th August , 2024**

I request to kindly approve the renewal of lease for the house for further period of eleven months of the existing quarters.

As Per particulars given below:

1.Name and full Postal Address with pin code of the Flat Owner	Borra Shanmukha Subramanyam S/o Srinivas Rao, Villa No.72, Ashoka Ala Maison, Dullapalli, Kompally, Hyderabad.
2. Location of the proposed apartment	Borra Shanmukha Subramanyam S/o Srinivas Rao Everest -Flat No.1306, Mid Valley City, NH16, adj. to TDP Central Office, Mangalagiri, Andhra Pradesh 522503
3. Carpet Area of apartment	1651.00
4. Rent per month requested by the owner	40,000/- Forty Thousand Only
5. Period of lease	11 months
6. Date of Commencement of lease	10.09.2023

2/11/2023
Today
ASO Accom
SO (Accom)

I hereby declare that all the information furnished above is true and correct.

DIRECTOR.
Mid Day Meal & School Sanitation
Nagarjuna Nagar, Vijayawada.

Enclosures: Pan, Aadhar along with Cancelled Cheque of the LESSOR

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INDIA NON JUDICIAL

IN-AP36087143368024V

Government of Andhra Pradesh

सत्यमेव जयते

e-Stamp 1

Certificate No.	:	IN-AP36087143368024V
Certificate Issued Date	:	26-Oct-2023 04:26 PM
Account Reference	:	NEWIMPACC (SV)/ ap18038104/ AP-NTR/ AP-VJW/apramanau
DDO Code	:	27002308001 O/o IG R
Unique Doc. Reference	:	SUBIN-APAP18038104622659715654 56V
Purchased by	:	B S SUBRAMANYAM Son of B SRINIVASARAO
Description of Document	:	Article 6 Agreement
Property Description	:	RENTAL RENEWAL AGREEMENT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	B S SUBRAMANYAM Son of B SRINIVASARAO
Second Party	:	Not Applicable
Paid By	:	B S SUBRAMANYAM Son of B SRINIVASARAO
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

SANDATI SRINIVASA RAO * E-STAMPING VENDOR-VIJAYAWADA * AP 18038104

Please write or type below this line

RENEWAL LEASE AGREEMENT

THIS AGREEMENT TO LEASE is made entered into at Guntur on this 26th day of October, 2023 for a period of 11 months from 10th September, 2023.

BETWEEN

Sri Borra Shanmukha Subramanyam S/o Srinivas Rao, aged about 28 Years, Resident at Villa No.72, Ashoka Ala Maison, Dullapalli, Kompally, Hyderabad, Telangana. Herein after called the LESSER (which expression shall include his heirs, successors, legal representatives, administrators, executors and assignees) of the form, company or other establishment owing the scheduled property of the **ONE PART**

AND

The Government of Andhra Pradesh represented by Deputy/Joint/Additional Secretary to Government General Administration Department, hereinafter called as LESSEE (which expression shall include successors, Legal representatives, administrators, executors & assignees) OF THE OTHER PART

LESSOR

LESSEE

IE 0016401582

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

RECITALS:

The LESSOR is the sole and absolute owner of the premises, more particularly described hereunder (hereinafter referred to as the SCHEDULED PREMISES) having full and unfettered rights to lease the same or any portion there of.

The LESSEE intends to take on lease the SCHEDULED PREMISES to be used as Residential Accommodation for one of its officers, who will hereinafter called as OCCUPANT.

THE LESSOR has given written consent and agreed to give on lease and the LESSEE has agreed to take on lease, the SCHEDULED PREMISES on certain terms and conditions as are stated hereunder. The LESSOR and LESSEE enter into an agreement this day to lease out the SCHEDULED PREMISES on certain terms and conditions and accordingly, the LESSOR will hand over the position of the premises to the LESSEE on 10th day of September 2023. However, the parties have decided to reduce the terms and conditions of the lease into writing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSOR, agrees to lease the SCHEDULED PREMISES to the LESSEE for a period of 11 months (hereinafter referred to as the Agreement period), commencing on 10.09.2023 and ending 09.08.2024.

2. The LESSEE, agrees to take the premises on lease with the terms and conditions contained herein.

3. The OCCUPANT shall use the SCHEDULED PREMISES as "Residential Premises" for herself and her family members only.

4. The LESSEE shall pay the LESSOR, as lease rent for the SCHEDULED PREMISES an amount of Rs.40,000/-(Rupees Forty Thousand Only) per month inclusive of Association maintenance charges by way of cheque/ cash/ online payment gateway or any other means of authorized transfer on or before the 10 day of every succeeding month.

5. The water and electricity charges will be paid by the OCCUPANT.

6. The OCCUPANT shall pay the applicable electricity and water charges directly to the concerned authorities according to the meter, installed at the SCHEDULED PREMISES by the concerned authorities, any charges pertaining to the previous periods and additional charges levied by the Electricity Authorities for the period of not covered under lease agreement shall be paid by the LESSOR only.

LESSOR

LESSEE

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7. The monthly maintenance charges in case of apartment/gated community towards security and general facilities shall be paid by the LESSOR of the SCHEDULED PREMISES.

8. The LESSEE OCCUPANT shall not carry out any structural additions or alterations to the SCHEDULED PREMISES without the prior consent of the LESSOR. However, LESSEE/ OCCUPANT shall at its own cost, be entitled to installed such domestic electrical appliances as may be found necessary by it. On the expiry or earlier termination of this agreement, the LESSEE shall remove and take away all the appliances installed by it and restore the SCHEDULED PREMISES to its normal wear and tear.

9. All rates, taxes and other levies and/or out going on account of property tax and all other levies, municipal or otherwise in respect of SCHEDULED PREMISES property shall be paid by the LESSOR in time.

10. The LESSOR undertakes to fully perform his obligations stated herein and also comply with the requirements of the concerned municipal and other applicable authorities to ensure peaceful occupation of the SCHEDULED PREMISES by the LESSEE, during the Agreement period.

11. The LESSOR shall not violate any rules, regulations, laws and byelaws of the Municipal Corporation or any local authority having jurisdiction over the SCHEDULED PREMSIES.

12. The minor day to day repairs such as replacement of fuses, fixing of leaking water taps, minor maintenance of electrical/sanitary and other fittings and fixtures shall have to be carried out by the LESSEE/OCCUPANT as its own cost, but all major repairs including replacement or breakage, bursting of sanitary pipes, changes in the electrical system, cracks in construction etc. shall be repaired/replaced by the LESSOR at his cost.

13. The LESSEE at the expiry of the agreement period at its option renew the lease for a period of 11 Months or any other period of time on such terms & conditions as are mutually agreed by the LESSOR and the LESSEE.

14. On expiry of the lease or on earlier termination of the lease, the LESSEE/OCCUPANT shall ensure that the LESSEE/OCCUPANT vacates the building apartment of the SCHEDUELD PREMISES and handover to the LESSOR in good tenantable condition, subject to natural wear and tear.

15. The LESSOR with the consent of LESSEE or its occupants shall have free and unobstructed access to the SCHEDULED PREMISES FOR inspection and to carry out repairs provided, the LESSEE or OCCUPANT is given at least 24 hours advance notice and time for such inspection or repair is fixed and the convenience of the LESSEE shall be taken into account in this regard.

LESSOR

LESSEE

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16. The LESSEE shall not sub-let, assign or transfer to anyone or otherwise part with possession of the whole or any part of the SCHEDULED PREMISES without the written consent of the LESSOR. However, the LESSEE shall have the right to utilize the premises for his Residential Accommodation only and shall treat the premises in good order and habitable condition. In the event, if the LESSEE gets transferred, the LESSEE shall vacant the SCHEDUELD PREMISES immediately by clearing all the dues/out-standing if any payable and handover the SCHEDUELD PREMISES to the LESSOR even though the LEASE AGREEMENT in force.

17. The LESSOR represents and warrants that he is fully empowered, authorized and able to let out the SCHEDULED PREMISES on lease to the LESSEE an envisaged in this agreement and that there no mortgage, charge or any other encumbrance of any nature in respect of the SHCEDUELD PREMISES except the housing loan availed and that he will keep the LESSEE harmless and indemnified from any proceedings in respect of the quiet possession and enjoyment of the SCHEDULED PREMISES by the LESSEE.

18. Any dispute that may arise between the parties shall be subject to jurisdiction of the courts of Andhra Pradesh State.

19. Amenities list can be find the Annexure attached below.

SHEDULE OF PROPERTY

Flat No.1306, Everest, Mid Valley City, NH16, Beside State TDP Central Office, Mangalagiri, Guntur District 522503 Consisting semi furnished measured the carpet area of the building and worked out of 1651.00nSq.Feet.

In witness whereof the LESSEE and the LESSER have hereunto set and subscribe their respective hands and seal on the day, month and year first above written.

LESSOR

LESSEE

WITNESSES

1.

2.

8298061/2023/ACCOM -GAD01

CONSENT LETTER

To
The Principal Secretary to Government,
General Administration(Accom.) Department,
AP Secretariat,
Velagapudi.

Dear Sir,

I, Borra Shanmukha Subramanyam S/o Srinivas Rao, aged about 25 Years, **Resident Address:** Srinivas Rao, Mid Valley City, NH16, adj. to TDP Central Office, Mangalagiri (V), Mangalagiri (M), Guntur District, Andhra Pradesh do hereby agree to lease out my flat No.1306 situated at Lotus Park, premises, Vijayawada has leased the house for your officer's quarters from 10-10-2022 to 09-09-2023. Now I am willing to give **further lease of the house from 10-09-2023 to 09-08-2024** on the following terms and conditions.

Present Address: Sri . Borra Shanmukha Subramanyam S/o Srinivas Rao., aged about 25 Years, Resident Address: .Villa No72, Ashoka Ala Maison, Dullapalli, Kompally, Hyderabad, Telangana State.

1. The rent shall be Rs.40,000/- per month for the carpet area of Sqft. OnFloor as per the plan enclosed.

2. The period lease shall be 11 months commencing from the date of thepossession with an option to the occupant to vacate the premises by giving one-month notice during the lease period and to be renewed for a further period onthe same terms and conditions.
3. All the taxes will be paid by me.

4. All annual maintenance works like white washing. Colour washing, paintings,pretty repairs etc.. will be carried out by me at my cost, failing which you willbe liberty to get the same done at my cost to be recovered from the rent payableto me.

5. I will provide the facilities of water supply and electricity in the premises. Only consumption charges are to be paid by the individual.

6. I inherited the house /flat from my ancestors/ purchased the house/acquired thehouse and other than myself no one else 1s having any right, title or interest: inthe premises and except me no one else 1s entitle to the rents payable for the house.

Yours faithfully

(OWNER)